

ATTACHMENT 6

APPEAL LETTER

1090 Essex Ave
Sunnyvale, Ca 94089
Zone: R-0
Lot Size: 5251 sq ft

Sarkissian Residence

I and my wife bought his house in 1973 since then we have a family including four daughters, two 16-years olds, one 13 years old, and one 11 years old. In the year 2000, I promised my daughters each a room, and a room for me and my wife. I started the 2 story remodel house project since September 2000 where the FAR was 40% for the 1st floor, and the 2nd floor 40%, a total of 80%. In Feb 2001 a lady planner looked at my project and told me since Jan 2001 the FAR was changed from 80% to 60%, and she handed me a sheet with the current codes. We presented a drawling in Nov 2000, and it had a few mistakes to take care of. In Feb 2001, we presented new drawings, and I was told to change the drawling to 60%, new drawling were made, and it was satisfactory. Then starting 11-18-2001, we started putting dates on the drawings. It was frustrating and discouraging to redraw the plans. Finally on June 2003 the engineer told me to ask Mr. Ryan Kutchenig to give me a written paper of itemized changes to be made for the future plans, it worked out. In Nov. 2003, I brought in the drawings with the itemized correction sheet. Mr. Kutchenig advised me that his fellow planer suggested I make the FAR around 60%. Mr. Kutchenig was helpful. We started at the counter, me and him, trying to trim the second story of the house where the living quarters are. As soon as you reach the second story landing where the hallway starts he made it 3' feet wide hallway, but I told him it was too narrow, it should be at least 5'-6' feet because further down the width of the bathroom begins. This bathroom will be used by 4

girls, and the bathroom size will be 5'x7'. Also he shortened the size of the bedrooms to become clear dimensions 10'6" by 10'6". At the end he calculated the FAR became 62%. He told me we should cut further to make the FAR 56%, and that is what Mr. Fred Bell suggested. Before appearing in front of the planning commissioners I didn't have a chance to meet and discuss with the decision makers Mr. Fred Bell and Miss Trudy Ryan to review my plans before they made their decision about the FAR 56%. May be there was not enough time before the scheduled date in front of the planning commissioners. Mr. Ryan Kutchenig was always helpful throughout the process. He and I squeezed the 2nd story house to 62%. The reviewers of the plan told him to bring down further, to 56%. To me it's impossible because the 4 rooms' size will be less than 8'feet square. I appeared in front of the planning commissioners, and was not prepared to provide the evidence that there were passed houses similar to my case, and told then about my 34 years residency in Sunnyvale. When I retire I am going to still live in this house with m family. Therefore the size of the house FAR 65% that I am requesting is a necessity for me and my family. I will be spending lots of money to build this house, which will not bring up the value as much as I am spending. To me it is worth it because I am accustomed to living in the same house for 30 years, also few of my relatives live in the Orchard Gardens area close to my house. Nobody complained to the city on my FAR 65% proposal. All my neighbors want me to build this house; they are happy for me and wish me good luck. Every morning I take my two little girls to St. Cyprian School on Washington and Mary, I see big houses getting built on 2600 sq ft to 3300 sq ft lots. The lot coverage is 35% to 43%, FAR is 45% to 73%. On Mary and Iowa, houses are getting built on lot sizes 2500 to 3000 sq ft. The distance between two houses is only 5 ft. Lot coverage is 35% to 48%, FAR 63% to 70%. I took pictures of homes between Mary and Mathilda the zone is R-0, like my area the zone is R-0. I took pictures of the big

houses, built around small houses on Sunset street, Mc Kinley, Florence. Also I took pictures on Leota street, Liebre street, Pastoria, and Waverly street. Also I took pictures of a house under construction the outhouse is still on the side walk. The address is 822 Iowa street, Zone R-0, lot size 5558 sq ft, FAR 68%, equaling to 3780 sq ft, passed by 5 commissioners unanimously. The house around this particular house is less than 40%. That house on 822 Iowa stands up alone, which is why I noticed it. I started with a FAR 80%; I am requesting a FAR of 65% to make the second story 4 rooms clear dimension 11 ft by 11 ft. That is only fair if the City allows in R-0 zone with a FAR 68% (822 Iowa House) therefore they should allow me to remodel my house for my family with FAR 65%.

Variance on the right side of the house, where the fireplace wall to be continued upright above the second floor for an additional 6 feet in order to make the construction stronger for supporting the second story weight of the additional 6 feet wall, the roof and the brick chimney brining all together (tied together). According to the building code the chimney of the wood-burning fireplace should be horizontally 10' feet away from the roof and 2' feet above that horizontal line, therefore the diagram be with a 14' feet high chimney needs at least two 8 feet on supports. (Not desirable according to the planning department) Diagram C1 C2 C3 (Much less desirable), with a 14' feet high bare chimney above the 1st story, with two 12' feet supports. Therefore diagram D is the only one desirable, and with this design the FAR still stays the same, no change.

On the attachment page 4 of the planning Department, Behind my house there is a 2 story house address 1089 Fulton,

House size: 1984 square feet plus 2 cars garage 450 square feet, total 2434 square feet. Next block, 102 Plaza Dr., another 2 story house living quarters size 2125 square feet, and 2 cars garage 450 square feet, total 2575 square feet. On my street two houses down, 1068 Essex Ave, 2 story house living quarters 1954 square feet, plus 2 door garage 450 square feet, total 2404 square feet. Next block 1088 Colton, 2 story house living quarters 3358 square feet, plus one car garage 300 square feet, total 3658 square feet. In my case the 2 story house I requested at FAR 65%, living quarters 2940 square feet= 56%, and a 2 cars garage 460 square feet=9%, a total of 3400 square feet=65% FAR. My requested house (R-0) will still be smaller than the house close to me on 1088 Colton, at a total size 3658 square feet and, also smaller than the house (R-0) on 822 Iowa total sizes 3780 square feet, with the FAR 68% under remodel. (See photos)

George Sarkissian

P.S. I am enclosing two sets of 31 pictures for visual review.



1089 FULTON

HOUSE SIZE

LIVING QUARTERS 1884 $\frac{1}{2}$
 GARAGE 450 $\frac{1}{2}$
 TOTAL 2334 $\frac{1}{2}$



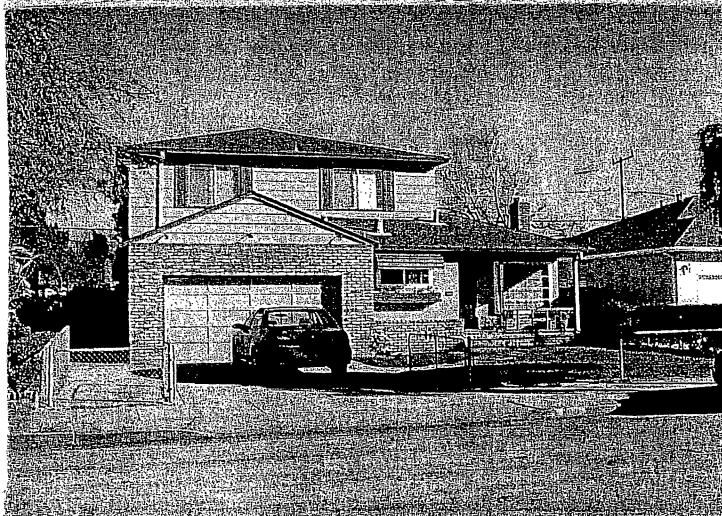
102 PLAZA

LIVING QUARTERS 2125 $\frac{1}{2}$
 GARAGE 450 $\frac{1}{2}$
 2575 $\frac{1}{2}$



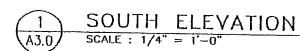
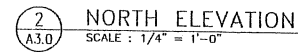
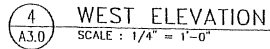
1088 COLTON

LIVING QUARTERS 3358 $\frac{1}{2}$
 1 CAR GARAGE 300 $\frac{1}{2}$
 3658 $\frac{1}{2}$



1068 ESSEX

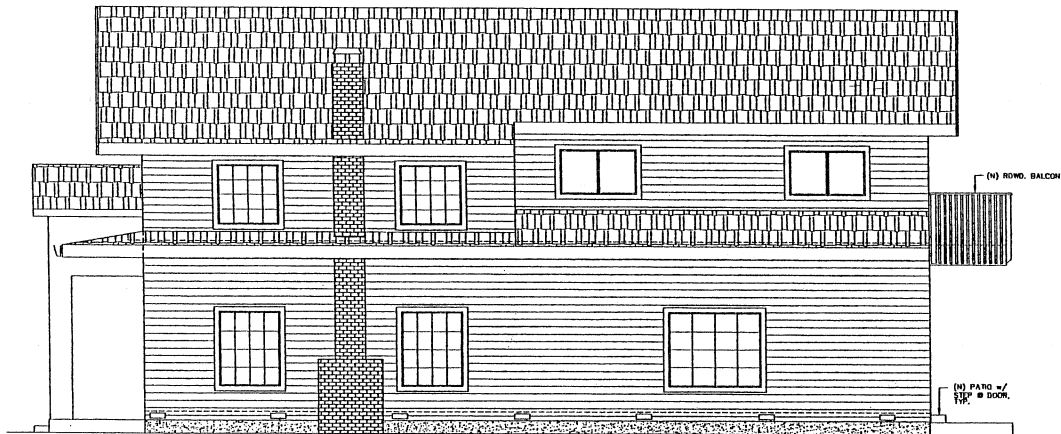
LIVING QUARTERS : 1954 $\frac{1}{2}$
 GARAGE : 450 $\frac{1}{2}$
 2404 $\frac{1}{2}$



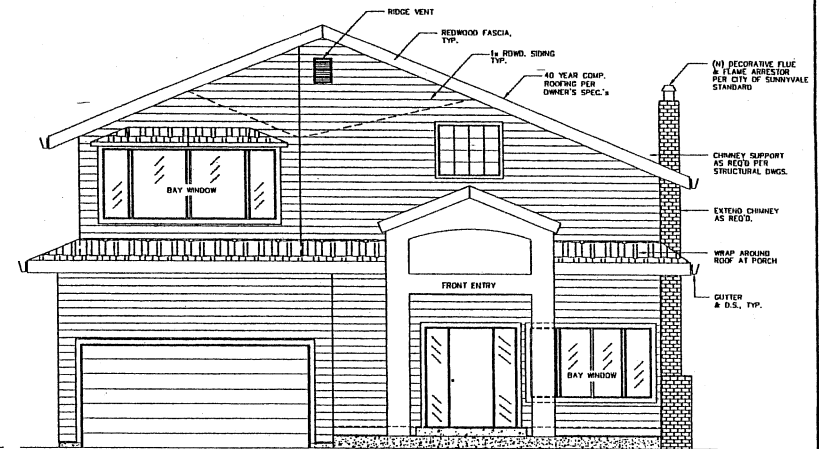
12' LONG
(SUPPORT

2004 Home Improvement Remodel			Werner Engineering		
PARKISSIAN RESIDENCE			Structural		
EXTERIOR ELEVATIONS			Residential & Commercial		
1990 Essex Avenue			Monteville, CA		
Sunnyvale, Ca.			(925) 844 - 1180		
DATE	SCALE	11-18-01			
DRAWN	BY	AS NOTED			
200		2001-10			
DRET					

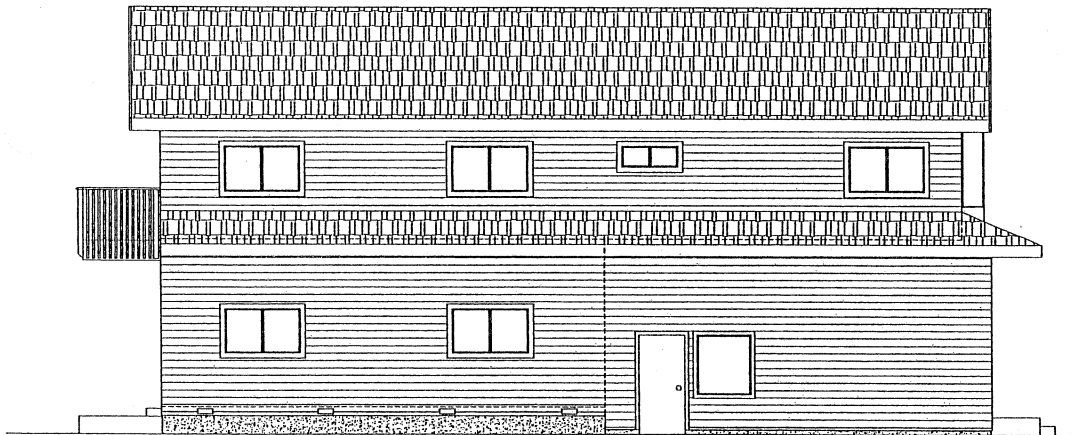
ACCEPTABLE
DIAGRAM D



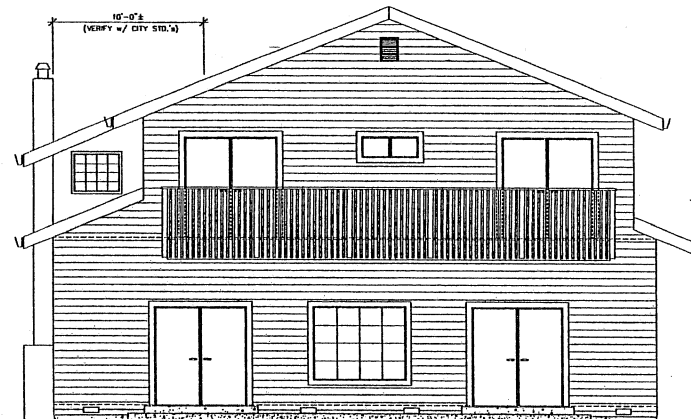
4
A3.0 WEST ELEVATION
SCALE : 1/4" = 1'-0"



2
A3.0 NORTH ELEVATION
SCALE : 1/4" = 1'-0"



3
A3.0 EAST ELEVATION
SCALE : 1/4" = 1'-0"



1
A3.0 SOUTH ELEVATION
SCALE : 1/4" = 1'-0"